

Stone house with small garden



INFORMATION

Town:	Paizay-Naudouin-Embourie
Department:	Charente
Bed:	3
Bath:	0
Floor:	190 m2
Plot Size:	394 m2

IN BRIEF

Nestled in a tranquil cul-de-sac, discover a stone house where significant renovations have already been completed, awaiting your personal touch for the final details. The residence boasts a roof installed approximately 15 years ago, along with practical features like mains drainage and double-glazed windows. Water and electric connections are readily available.

Unlock the potential of crafting a comfortable living space, with the possibility of creating a home spanning around 190 m², or less, based on your preferences. The property includes a low-maintenance garden, enhancing the overall appeal of this opportunity.



ENERGY - DPE

DPE not required.

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

Ground floor level:

Spacious 41 m² room featuring two entrance doors, a fusebox, and a fireplace.

Generous 42 m² room with a door opening towards the garden.

First floor:

Accessible via an external stone staircase with stone sink leading directly to this level.

Inviting 41 m² room with a charming fireplace.

Another 42 m² room where stud walls have been initiated.

Second floor:

Two rooms extending into the eaves, offering the potential to create multiple bedrooms and a bathroom.

Additional photos and a virtual tour are available upon request.

LOCAL TAXES

Taxe habitation: EUR

NOTES

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>